

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, NOVEMBER 12, 2020 (6PM)

<https://ucsb.zoom.us/j/95672538616?pwd=N08wMDhEdDBpUGE1eXYybXB3cmw3Zz09>

Meeting ID: 956 7253 8616

Passcode: 71139

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES (10/8/20)

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 25+% under budget thru end of last month on cash basis

Res. Expenditures for last month: Painting & dry rot repair

Motion to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals: Conversion to drip; planting; trees; treatment of trees

Vendor Evaluation

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- Dry rot repair & painting and approval/ratification of proposals & invoices
- Updating the governing documents with Stirling-Adams; Inspector of Elections – Todd Matson; Ballot sent to lower amendment requirement; extend deadline to gather enough ballots
- 7632 foundation work re : #245, 247, 248 sloping floor
- Repairs: DG paths, Sidewalk; Roofs; Siding or dry rot repairs
- Carport Fascias by Vineyard: Done 7602, 7606, 7610, 7602, 7620, 7624 & 7626, 7628; 7640; 7638; 7636; 7632; (remaining part of 7632 & 7630); Vineyard ok to start back
- Gym - update / Survey / Repairs / Remodel & Pool status
- Violations note
- Gutter guard mesh by Action Roof started in early Nov
- Parking lot post lamp light fixtures
- Address signs; pathways & signs
- Clean out sewer line from Meeting Rm toilet

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Draft proposed budget
- #118 Lattice enclosure around patio
- #232 new windows & slider
- #346 hard flooring
- #337 POD 12/3/20 – 12/7/20
- Annual meeting 1/14/21 (6pm via zoom)
- Fine procedure for pool violation
- Gate code
- Recording liens
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting – 12/10/20 @ 6PM via Zoom or 7610 Hollister, Meeting Room)

egagenda.doc 11/9/20

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341

3944 State Street, Suite 200

Santa Barbara, CA 93105

Email: jamesn@bartlein.com